Chapter 19.345
Model Homes

19.345.010   Purpose

The purpose of establishing regulations for model homes is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.345.020   Applicability and Permit Requirements

Model homes, as defined in Article X (Definitions), are permitted as set forth ins Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.345.030   Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all model homes unless otherwise specified here.

A.   Site Location Standards

    1.   Each model home must be located on an individual and approved lot.

B.   Operation and Development Standards

    1.   Access must meet the requirements of the Americans with Disabilities Act.

    2.   Any "trap" fencing shall be located on private property.

    3.   Any garage used as an office must be converted back to a garage prior to occupancy.

    4.   A four or greater model complex shall develop and improve a separate lot to accommodate parking.

    5.   Parking shall comply with the standards contained in Chapter 19.580 (Parking and Loading).

    6.   In each subdivision consisting of 8 or more homes, at least one model home that is landscaped shall demonstrate via installed landscape and irrigation, the principles of water-efficient landscaping and irrigation consistent with Chapter 19.570 (Water Efficient Landscaping and Irrigation).

    7.   The developer of model homes constructed prior to the recordation of a final map for the subdivision containing the model home(s) shall enter into a model home agreement with the City in a form satisfactory to the City Attorney to ensure that the model home(s) will not be sold prior to final map and that the model home(s) will

be demolished and removed should the final map not record in a time that is acceptable to the City.